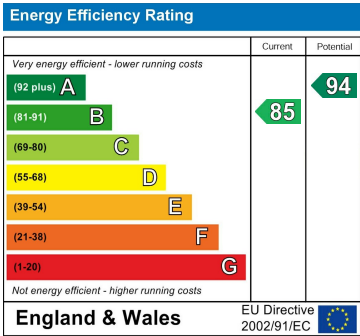




Burn Walk, Backworth



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £315,000



Description

BEAUTIFULLY APPOINTED FOUR BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN BACKWORTH

Brannen & Partners are delighted to bring to the market this stunning four bedroom, two bathroom semi detached property. Boasting immaculate interiors, stylish fixtures and fittings, southerly facing garden, driveway parking, garage and EV point.

Briefly comprising: Entrance to a welcoming hallway which has been tastefully panelled which flows up to all floors. The open plan kitchen/diner is situated to the front of the property, modern fitted units offer plenty of storage as well as including an integrated gas hob, double oven, fridge/freezer, dishwasher and wine fridge. Overlooking the rear garden is a well proportioned living room, boasting a large box bay window which allows plenty of light to fill the room. Double doors open out to a patio area and hand built cabinetry provide stylish storage. A separate W.C. and hand basin is accessed from the hallway.

To the first floor is a spacious and bright landing leading to three bedrooms, two of which are doubles, one in particular is a very generous size. The third bedroom is currently being utilised as a home office benefitting from hand built furniture. The bathroom comprises a bath, separate walk in shower, hand basin, W.C. and heated towel rail.

To the top floor is an impressive large double bedroom which boasts a dressing area with sliding fitted wardrobes and an en-suite consisting of a walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden with a southerly aspect, featuring a lawn, patio and planted flower beds, there is access to the garage. To the front is a block paved driveway, garage and EV point.

Backworth is a popular residential area offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle City centre. There are a selection of shops, restaurants, primary school and other amenities nearby.

Entrance Hallway

Living Room  
15'7" x 14'10"

Kitchen/Diner  
16'11" x 8'4"

W.C.

Bedroom Two  
15'7" x 12'5"

Bedroom Three  
10'3" x 8'3"

Bedroom Four  
7'0" x 6'11"

Bathroom  
10'2" x 4'8"

Bedroom One  
13'4" x 11'7"

Dressing Area  
7'6" x 3'8"

En-suite  
8'2" x 6'10"

Externally  
Externally to the rear is a private garden with a southerly aspect, featuring a lawn, patio and planted flower beds, there is access to the garage. To the front is a block paved driveway, garage and EV point.

Tenure  
Freehold

